

**Amendment 1 to Council Bill No. 10-2010**

**BY: Chairperson at the request  
of the County Executive**

**Legislative Day No. 4  
Date: April 5, 2010**

Amendment No. 1

*(This amendment clarifies certain language in the Water Resources Element.)*

1 In the Water Resources Element, as attached to Council Bill No. 10-2010, make the following  
2 changes:

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4 (1) On page 6, in the fifth paragraph under the heading “Planned Service Area and Priority  
5 Funding Area,” strike the first sentence that begins “In 2002,” and substitute:  
6 “Generally, an extension to the PSA is allowed only if the proposed expansion is part  
7 of a proposed zoning and is consistent with the General Plan and Smart Growth policies  
8 or for public or institutional uses provided that such an extension is limited to the  
9 minimum parcel size necessary to serve the proposed use.”.

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11 (2) On page 21, in the second paragraph under the heading “Redevelopment  
12 within/Expansion of the Planned Service Area,” strike the last sentence that begins “To  
13 reduce flow” and substitute “Wastewater treatment shall be provided within the Patuxent  
14 Service Area to minimize increases in flow and the nutrient concentration in flow sent to  
15 the Little Patuxent WRP from expansion of the PSA for Doughoregan Manor.”.

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17 (3) On page 21, in the third paragraph under the heading “Redevelopment  
18 within/Expansion the Planned Service Area,” strike the last sentence that begins “This  
19 can be achieved” and substitute “This can be achieved through a combination of water  
20 conservation and reuse, and wastewater treatment and the use of reclaimed water.”.

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22 (4) On page 51, in Appendix A, after Figure A-10, insert:

## **“Modifications to the Growth Projections**

Subsequent to the preparation of the growth projections used in this document, a proposal to develop 2,000 apartment units at Doughoregan Manor was withdrawn by the applicant. In the fall of 2009, the property owners submitted a new request to develop about 325 single family detached units on a portion of the property. It is assumed that the 325 homes would be built between 2010 and 2020. Based on the persons per household factors used in this report, the revised Doughoregan Manor development proposal would only have around 40% of the original population estimate. This new proposal for single family detached homes, if approved, would have a lesser demand for water and sewer services than the original proposal for a continuing care retirement community with 2,000 age-restricted dwelling units.”.

- (5) On page 61, in Appendix B, after Figure B-9, insert:

## **“Modifications to the Nonpoint and Point Source Loadings**

Subsequent to the preparation of the nonpoint and point source nutrient load analysis used in this document, the proposal to develop 2,000 apartment units at Doughoregan Manor was withdrawn by the applicant. In the fall of 2009, the property owners submitted a new request to develop about 325 single family detached units on the same portion of the property. It is assumed that the 325 homes would be built between 2010 and 2020. If approved, the revised Doughoregan Manor development proposal would change the future land use on the property from high density residential to low density residential. Total land use change in the County would stay the same, but the 2030 land use projections would have a minor increase in low density residential land use and a minor decrease in high density residential land use. There would be a minor decrease in future impervious cover and future nonpoint source nutrient loads, because low density residential land use has a lower impervious cover and lower nutrient loading rate than high density residential land use. Point source loads from the Little Patuxent WRP and the County’s total nutrient loads would also be slightly lower than projected.”.